

ZONING

Township of Independence Lot, Area and Dimensional Requirements R-1 Suburban Residential Districts

| Use Category | Minimum Lot Area (acres) | Minimum Lot Width (feet) | Minimum Front Setback (feet from right-of-way) | Minimum Side Yard (feet) | Minimum Rear Yard (feet) | Maximum Building Height (feet) | Maximum Lot Coverage |
|--|--------------------------------------|--------------------------|--|--------------------------|--------------------------|--------------------------------|----------------------|
| Permitted Uses | | | | | | | |
| Single-family dwelling | 2 | 200 | 50 | 15 | 50 | 35 | NA |
| Mobile home (individual) | 2 | 200 | 50 | 15 | 50 | 35 | NA |
| Duplex dwelling | 3.5 | 200 | 50 | 15 | 50 | 35 | NA |
| Public parks/playgrounds | NA | NA | NA | NA | NA | NA | NA |
| Municipal building/fire | 2 | 200 | 50 | 25 | 50 | 35 | 40% |
| Conditional Uses | | | | | | | |
| Day care (family) | * | * | * | * | * | * | * |
| Group residential facility | * | * | * | * | * | * | * |
| Planned unit residential | Subject to requirements of § 200-14D | | | | | | |
| Multifamily dwelling | NA | 200 | 75 | 25 | 50 | 35 | NA |
| Animal keeping | Subject to requirements of § 200-18E | | | | | | |
| Cellular communication antennas ¹ | Subject to requirements of § 200-53 | | | | | | |
| Special Exceptions | | | | | | | |
| Church, school | 2 | 250 | 50 | 25 | 25 | 35 | NA |
| Home occupation | * | * | * | * | * | * | * |
| Conversion apartment | * | * | * | * | * | * | * |

NOTES:

- * Standard for principal use shall apply
- NA Not applicable

¹ Editor's Notes: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).